



THE CITY OF REDMOND Building Code Summary Worksheet

FOR COMMERCIAL AND MULTIFAMILY NEW CONSTRUCTION OR PROJECTS THAT INCREASE SQUARE FOOTAGE

This form details the minimum information we need in order to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full sized sheet(s) with the drawing set, detailing the information. The code summary is required to be an integral part of the drawings, and these code summary pages shall be designated as CS (Code Summary) sheets.

BUILDING CODE EDITION: _____

SECTION 1 – BUILDING USE OR OCCUPANCY

| | | | | | | |
|---|----|---|-------|--|--|--|
| Identify all use and occupancy classification group(s) in the Building (i.e. B, M, R-2, A-3, etc.): | | | | | | |
| List all occupancy separation fire barrier ratings required <i>(i.e. B to S-2 = 2hr), IBC 302.3.2</i> Include both horizontal and vertical separations Or Building is constructed per IBC 302.3.1 for Non-Separated Uses (Circle if using this provision) | to | = | hr(s) | | | |
| | to | = | hr(s) | | | |
| | to | = | hr(s) | | | |
| | to | = | hr(s) | | | |
| | to | = | hr(s) | | | |

SECTION 2 – BUILDING CONSTRUCTION

| | | | | |
|--|------------|------------|---|-----------------|
| List Construction Type(s) used in the design (IA, IIIB, VA, etc.): | | | | |
| | | | Allowed | Proposed |
| Building Height (per IBC Table 503) | | | | |
| Number of Stories (per IBC Table 503) | | | | |
| Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504) | | YES | NO | |
| Is there a basement? | YES | NO | If YES, List square footage of basement: | |

| | | |
|--|------------|-----------|
| Is an Automatic Sprinkler System Used in Place of 1-Hour Construction? (per IBC Table 601, footnote d.) | YES | NO |
|--|------------|-----------|

| | | | |
|--|---------------------|------------------------|-------------------------------|
| Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602) | | Rating | Opening Protection |
| List Wall and Fire Separation Distance: | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| Fire Resistance Rating Requirements (per IBC Table 601) | Rating Req'd | Rating Provided | Assembly # |
| Structural Frame | | | |
| Bearing Walls - Exterior | | | |
| Bearing Walls - Interior | | | |
| Nonbearing Walls & Partitions - Exterior | | | |
| Nonbearing Walls & Partitions - Interior | | | |
| Floor Construction | | | |
| Roof Construction | | | |

SECTION 3 – BUILDING AREA LIMITATIONS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

| | | | |
|--|--------------------|--|--|
| Area Limitations for Each Proposed IBC Use or Occupancy Group | Occupancy 1 | Occupancy 2 (as applicable) | Occupancy 3 (as applicable) |
| IBC Use or Occupancy Group | | | |
| Table 503 Area Limitation (per IBC Table 503) | | | |
| Frontage Area Increase Multiplier (per IBC 506.2) | | | |
| Automatic Sprinkler System Area Increase Multiplier (per IBC 506.3) | | | |
| Total ALLOWABLE Floor Area (Equation 5-1 / IBC 506.1) | | | |
| Total ALLOWABLE Building Area (per IBC 506.4) | | | |
| Does the Building Qualify for Unlimited Area (per IBC 507) | YES | NO | |

| PROPOSED Area of the Building Per Floor | UBC Occupancy 1 | UBC Occupancy 2 (as applicable)* | UBC Occupancy 3 (as applicable)* |
|---|-----------------|-------------------------------------|-------------------------------------|
| IBC Occupancy Type | | | |
| First Floor | | | |
| Mezzanine | | | |
| Second Floor | | | |
| Third Floor | | | |
| Other Floor(s) | | | |
| Total Area Per Occupancy | | | |
| TOTAL BUILDING AREA | | | |

*If there is more than one occupancy group in the building, provide a "Sum of the Ratios" calculation (per IBC 302.3.2) to show that the proposed building is not over area.

| |
|--|
| "Sum of the Ratios" Calculation (if applicable) |
| |

SECTION 4 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

| | Basement | First Floor | Mezzanine | Second Floor | Third Floor | Other Floor(s) |
|----------------------------|----------|-------------|-----------|--------------|-------------|----------------|
| TOTAL Occupant Load | | | | | | |

| Number of Exits and Exit Width from Each Level (as applicable): | Number of Exits | | Exit Width | | | |
|--|-----------------|----------|------------|----------|-------------------------|----------|
| | | | Stairs | | Other Egress Components | |
| | Required | Provided | Required | Provided | Required | Provided |
| Basement | | | | | | |
| First Floor | | | | | | |
| Mezzanine | | | | | | |
| Second Floor | | | | | | |
| Other Floor(s) | | | | | | |
| Are Areas of Refuge Required? | | | | | YES | NO |

SECTION 5 – PLUMBING FIXTURE COUNT (WAC 51-50 – IBC Chapter 29 - Washington State Amendments)

| Occupancy ¹ & Area Served | Plumbing Occupant Load Factor | Plumbing Occupant Load ² | Water Closets Required vs. Provided | | | | Lavatories Required vs. Provided | | | |
|--|-------------------------------------|---|--|--|------------|--|-------------------------------------|--|--------|--|
| | | | Male | | Female | | Male | | Female | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Total Number of Fixtures | | Required | | | | | | | | |
| | | Provided | | | | | | | | |
| | | Accessible | | | | | | | | |
| Unisex Toilet (per IBC 1109.2.1) | | | | | Required | | | | | |
| | | | | | Provided | | | | | |
| Number of Drinking Fountains | | | | | Required | | | | | |
| | | | | | Provided | | | | | |
| | | | | | Accessible | | | | | |

¹Occupancy is determined based on 2003 International Building Code WAC 51-50 Section 2902.1

²Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures.

SECTION 6 – CODE SUMMARY FLOOR PLAN(S)

Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' – 0"

Drawing Sheets shall be designated as **CS** (Code Summary)

- 1) Clearly label the following:
 - a) Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, etc.)
 - b) IBC Occupancy classification for each room or area and floor.
 - c) Floor area of each room or area.
 - d) Occupant load factor used for each room or area and floor.
 - e) Occupant load of each room or area and floor.
- 2) Provide a total occupant load summary by floor or level.
- 3) Clearly show all actual and assumed property lines, including those required by IBC 704.3.
- 4) Graphically show the extent and rating of any fire walls, include the rating of any required opening protection.
- 5) Graphically show the extent and rating of any fire barriers, include the rating of any required opening protection.
- 6) Graphically show the extent and rating of any Areas of Refuge along with an outline of the wheelchair spaces showing that they are outside the required exit path width.
- 7) Graphically show the extent and rating of any other rated assemblies, such as corridors, exit passageways, stair enclosures and shaft enclosures, include the rating of any required opening protection.
- 8) Clearly show a complete Means of Egress Path, including the width and all required exits.
- 9) Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.